



Pont Street
Knightsbridge, SW1X

CHESTERTONS





A well-designed light and modern two-bedroom apartment with lift in the popular Anya's Village, Pont Street location in Knightsbridge. This beautifully refurbished top floor penthouse has been fastidiously designed with newly installed high spec double glazed windows and a contemporary finish throughout, a perfect pied-a-terre or rental investment.

This two-storey apartment boasts a bright reception room which benefits from large windows on three sides including south facing views allowing for plenty of natural light and features a well-equipped kitchen that can be discreetly closed off on the upper floor. On the lower level there is a good-sized bedroom with a built-in wardrobes and under bed storage. A second bedroom which is ideal as an office space as well as a bedroom for a guest. The modern shower room also has good storage and full width shower. The apartment benefits from a separate utility with washing machine and dryer.

Pont Street is perfectly positioned for the wide ranging and world-famous amenities in the heart of Anya's Village. Not to mention the short walk to Sloane Square, Harrods and the Knightsbridge tube.

- Two Bedroom
- One Bathroom
- Lift Access
- Penthouse
- Prime Location
- Separate Utility Room

Asking Price £1,300,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	74 C

Tenure: Leasehold 96 years remaining
Service Charge: £4,913 p.a.
Ground Rent: Tbc
Local Authority: City of Westminster
Council Tax Band: F

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PONT STREET, BELGARIA, LONDON SW1

APPROXIMATE INTERNAL (LIVING) FLOOR AREA
693 SQ.FT. / 64.3 SQ.M.



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This plan is not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.

All measurements are maximum, and include window bays, and wardrobes where applicable.

This plan has been prepared in accordance with the "RICS" Code of Measuring Practice.

Where a room has a sloping ceiling, the dotted line indicates height at 1.5m, and measurements are shown at floor level.

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